

ADDITION

Design Guidelines

- A1** Ensure that the design of any new addition is in proportion with the size and scale of the historic building and district.
- A2** Design any addition so that it is subordinate to the original building. Generally, additions should not exceed half of the original building's total floor area or building footprint.
- A3** Generally, additions should be attached to secondary elevations and should be set back from the front façade, so as not to damage or obscure character-defining features.
- A4** Use materials that are the same as or subordinate to the primary material of the original building. Wood is subordinate to brick, and brick and stucco are subordinate to stone.
- A5** Respect original roof forms when designing an addition. Additions should complement existing forms, not overwhelm them.
- A6** Do not undertake any full-floor additions in residential preservation districts (adding an additional full floor on top of a building).
- A7** Generally, the original orientation of a building should not be altered when constructing a new addition. An addition should not turn a secondary façade into primary façade.
- A8** Design any new addition so that the first-floor height is equal to or slightly lower than the original building. The floor-to-floor heights should be equal to or up to 10 percent less than the original building. In no case should the floor heights exceed those of the original building.
- A9** Design additions to have the same relationship of solids (wall surfaces) to voids (window and door openings) as the historic portion.
- A10** Design additions so that there are subtle distinguishing characteristics between the historic portion and the new alteration. This may include simplifying details, changing materials, or slightly altering proportion.
- A11** Set back additional stories from the historic wall plane of commercial or institutional structures when such an approach is required for a new use. The construction of additional stories should be as inconspicuous as possible and not damage or destroy character-defining features.
- A12** Do not design additions to appear older than the original building.
- A13** Comply with the Kentucky building code in such a way that a historic building's character-defining features are preserved.
- A14** Do not radically change or damage a building's character-defining features when adding a new code-required stairway or elevator. Any such addition should be compatible with the materials and scale of the historic structure. (In the Clifton Preservation District compatible is defined as relational.)
- A15** Install fire escapes only on secondary elevations. Respect the locations of original doors and windows and do not cause undue damage to historic materials. They should preferably be painted to match the color of the wall.
- A16** Do not construct a deck on a front or side façade. Decks should be of wood construction and be either painted or finished with an opaque stain. Use the railing detail developed by the Landmarks Commission or other approved detail.
- A17** Design rear decks so that they do not extend beyond the side walls of the house and are not visible from the street.
- A18** Wood fire stairs should be painted or stained and should be kept to a minimum functional size.
- A19** With regard to any new construction within the Clifton Preservation District, these guidelines are not intended to prohibit new, contemporary works. While design for the new work may be contemporary or may reference design motifs from the historic context, each property shall be recognized as a physical record of its time, place and use.